Where Community Connects

City of Stockbridge
Citywide Development Authority

STOCKBRIDGE

Development Authority

Ariel Shaw, Chair

Terri Gleaton, Vice Chair

LaKeisha Gantt, Secretary

Gadson Woodall, Treasurer

Monica Jones, Board Member

Kim Mays, Board Member

Ivy D. Sears, Board Member

Scott Hughes, Board Member

Jacqueline Humphries, Board Member

Gerald Sanders

Economic Development Director

Vanessa Holiday, Recorder

LOCATION: CITY HALL
LEVI MEETING ROOM
4640 N. HENRY BLVD.
STOCKBRIDGE, GA 30281

Citywide Development Authority Meeting Agenda
September 9, 2025 6:00 PM

Citywide Development Authority (DA) The work of development authorities is crucial for the ability for local government to create a legacy of sustained prosperity and requires strong leadership from board members, staff, and elected officials. The Citywide Development Authority is a (9) nine-member authority consisting of (8) residents of the City and/or business owners and operators preferably with subject-matter expertise such as attorneys, realtors, developers, and zoning experts and (1) member of the Governing Body. The directors shall be taxpayers residing in the county or municipal corporation for which the authority is created, and their successors shall be appointed as provided by the resolution provided for in Code Section 36-62-4

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AGENDA
CITYWIDE DEVELOPMENT AUTHORITY MEETING
CITY OF STOCKBRIDGE

TUESDAY, SEPTEMBER 9, 2025 6:00 PM

I. Welcome & Call to Order - Board Chair

II. Roll Call - Chair

III. Approval of Agenda

IV. Old Business

1. Review and Approval of the August 12, 2025 Meeting Minutes

V. New Business

2. Chair Updates
   GEDA Conference
   Chris Tucker Golf Tournament
   NFL Veteran Evan Ogelsby Golf Event
   Select Stockbridge Small Business Summit
   Real Estate Tour and/or Fall Broker's Open

3. Treasurer Update

4. Economic Development Update

VI. Executive Session - Real Estate Matters

VII. Adjourn

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Citywide Development Authority

Citywide Development Authority
Meeting Minutes
Monday, August 12, 2025
Stockbridge City Hall Levi Meeting Room 6:00 P.M.

Ariel Shaw, Chair Present	LaKeisha Gantt, Secretary/Councilmember Present
Terri Gleaton, Vice-Chair Present	Gadson Woodall, Treasurer Present
Scott Hughes, Board Member Present	Kim Mays, Board Member Absent
Jacqueline Humphries, Board Member Present	Ivy D. Sears, Board Member Present
Monica Jones, Board Member Present	Elle Whigham, Board Attorney Present

Also Present: Vanessas Holiday, City Clerk (Recorder)
Frank Milazi, City Treasurer/CFO
Christine Chavis, Economic Development Coordinator
Tommy Collins, T. Dallas Smith

The meeting was called to order by Chair Shaw at 6:00 p.m.

Chair Shaw conducted a roll call. All members were in attendance except Board Members Mays, Gantt, Jones, and Woodall.

Motion to approve the Agenda was made by Vice-Chair Gleaton; seconded by Board Member Hughes. The motion passed unanimously 5-0.

Motion to approve the April 14, 2025 Meeting Minutes was made by Chair Shaw; seconded by Vice-Chair Gleaton. The motion passed unanimously 5-0.

Board Members Gantt, Woodall and Jones joined the meeting.

Motion to approve the July 21, 2025 Special Called Meeting Minutes and Affidavit was made by Chair Shaw; seconded by Vice-Chair Gleaton. The motion passed unanimously 8-0.

Old Business
Chair Shaw noted there was not an election of Board Officers in December 2024, and that an amendment to the Bylaws has been proposed for Board approval.

Motion to approve the Bylaws amendment to hold the officer elections in November, and that Officers terms shall be two years & 2025 Board Officers Resolution was made by Chair Shaw; seconded by Board Member Hughes. The motion passed unanimously 8-0.

Motion to approve a Resolution to extend current Board Officer terms through December 31, 2025 was made by Chair Shaw; seconded by Vice-Chair Gleaton. The motion passed unanimously 8-0.

Chair Shaw noted a Resolution is being presented to the Board for consideration and approval to approve the Sub-Committees, noting the findings of the Sub-Committee shall be brought to the Board for approval.

Motion to approve the Subcommittees Resolution was made by Chair Shaw; seconded by Board Member Hughes. The motion passed unanimously 8-0.

Motion to approve the Marketing Sub-Committee consisting of (4) four members: Shaw, Hughes, Sears, and Jones was made by Chair Shaw; seconded by Vice-Chair Gleaton. The motion passed unanimously 8-0.

Motion to approve the Strategic Sub-Committee consisting of (4) four members: Shaw, Humphries, Gleaton and Gantt was made by Chair Shaw; seconded by Board Member Humphries. The motion passed unanimously 8-0.

Motion to amend the Agenda to amend the Bylaws to reflect a quorum for the Board is the majority of its members was made by Board Member Gantt; seconded by Treasurer Woodall. The motion passed unanimously 8-0.

New Business
A virtual presentation of the Stockbridge Retail Leakage Report from Georgia Power was presented to the Board highlighting the Retail Leakage by Industry, By County, Dining and Nightlife, and Advanced Spending in Stockbridge.

It was noted that in comparison to the Placer Report, the Retail Leakage Report provides data helpful to the Board's role to help sell the city.

Councilmember Gantt noted the report shows spending in Henry County, and that there is a need for more retail options.

Chair Shaw recommended the city amp up the marketing of the Amphitheater.

Councilmember Gantt noted the data needs to be presented at the city's Planning Retreat.

Chair Updates: Chair Shaw presented her update to the Board as follows:
Chair Shaw noted the Broker's Open was a success with $8,500 sponsor donors including Denmark Ashby, H. J. Russell, and Wealthy Group (unpaid).

Chair Shaw noted the CCC Municipal Economic Development Event was by invitation only, noting Select Stockbridge had a table, and received great leads and interest.

Ms. Chavis noted the Economic Development Department is going through the leads and making real connections.

Chair Shaw referenced the April 25th Tour of the City, noting Board Members Humphries, and Sears also attended; and that the information regarding the tour is included in the Quarterly Report that was submitted to the City.

Chair Shaw noted the audit reports are still be reconciled.

Mr. Milazi noted there should not have been a Citywide Development Authority department budget set up in FY2024 or FY2025 and instead, should have only been the transfer of funds in the amount of $45,000.00.

Mr. Milazi noted the F2026 Budget will be set up properly going forward.

Councilmember Gantt noted Mr. Milazi is part of the new staff changes as the City Treasurer, and referenced the newly hired City Manager, Shawn Edmondson, and that there are going to be additional staff changes in the Finance Department to address the $32.9 million unbudgeted funds matter, noting new policies and procedures are in place to prevent this from happening again.

Chair Shaw referenced the upcoming GEDA (Georgia Economic Development Association) conference taking place in Savannah in mid-September, noting State partners will be in attendance, and encouraged board participation.

Councilmember Gantt exited the meeting at 7:30 p.m.

Board Member/Treasurer Woodall noted the bank balance of $302,914.10.

Motion to approve payment of the invoice for Biggers for appraisal of the 175/185 North Park Trail parcels in the amount of $800.00 was made by Vice-Chair Gleaton; seconded by Board Member Hughes. The motion passed unanimously 7-0

Executive Session

Motion to convene Executive Session for Real Estate was made by Chair Shaw; seconded by Vice-Chair Gleaton. The motion passed unanimously 7-0.

Councilmember Gantt re-joined the meeting during Executive Session at 8:15 p.m.

Motion to adjourn Executive Session and to sign an Executive Session Affidavit with no action was made by Vice-Chair Gleaton; seconded by Board Member Hughes. The motion passed unanimously 8-0.

Motion to reconvene the meeting was made by Chair Shaw; seconded by Board Member Hughes. The motion passed unanimously 8-0.

Motion to adjourn the meeting at 8:27 p.m. was made by Chair Shaw; seconded by Vice-Chair Gleaton. The motion passed unanimously 8-0.

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Minutes recorded by: Vanessa Holiday, City Clerk

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